

PLANNING DIRECTORS HEARING

March 21, 2018

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:00 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

3. CONSENT CALENDAR

- a. [H17-040](#). Site Development Permit to allow development a 153,423-square foot ministorage facility, on a 2.57-gross-acre site located in the HI Heavy Industrial and LI Light Industrial Zoning Districts on the west side of Monterey Road, approximately 500 feet southerly of Esfahan Drive (2829 Monterey Road). Owner: 2829 Monterey Development Co. LP. Council District 7. CEQA: Mitigated Negative Declaration for the Trojan–Monterey Self-Storage project.

PROJECT MANAGER, STEFANIE FARMER

STAFF RECOMMENDATION: Consider the Mitigated Negative Declaration for the Trojan–Monterey Self-Storage project in accordance with CEQA. [Approve a Site Development Permit](#) as described above.

ACTION: APPROVED

- b. [PD17-015](#). Planned Development Permit to allow the operation of a private instruction use (fitness studio) and 24-hour operations in an existing 15,465-square foot tenant space on 1.52-gross acre site located in an A(PD) Planned Development Zoning District at 2541 Seaboard Avenue. Owner: GRQ, LLC, Council District: 4. CEQA: Exempt per CEQA Guidelines Section 15301(a) for Existing Facilities.

PROJECT MANAGER, RHONDA BUSS

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://sanjoseca.gov/index.aspx?NID=1763>

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Planned Development Permit as described above.

ACTION: APPROVED

- c. **PDA04-077-03.** Planned Development Permit Amendment to allow late-night use of 12 vehicle charging stations located on 0.14-gross acre site located in the A(PD) Planned Development Zoning District on the west side of Autumn Parkway, approximately 250 feet south of Coleman Avenue (533 Coleman Avenue). Owner: Target Corporation. Council District 3. CEQA: Determination of Consistency with the San José Market Center Project Final Environmental Impact Review (Resolution No. 72396).

PROJECT MANAGER, ROBERT RIVERA

STAFF RECOMMENDATION: Consider the Determination of Consistency with the San José Market Center Project Final Environmental Impact Review (Resolution No. 72396) in accordance with CEQA. [Approve a](#) Planned Development Permit Amendment as described above.

ACTION: APPROVED

- d. **PT17-053.** Tentative Map to subdivide one lot into two lots on a 12.8-gross acre site located in the A(PD) Planned Development Zoning District at the southeast corner of Baytech Drive and Fortran Court (110 Baytech Drive). Owner: Bridge III CA Alviso Tech Park LLC. Council District 4. CEQA: Exempt per CEQA Guidelines Section 15315 for Minor Land Divisions.

PROJECT MANAGER, NIZAR SLIM

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Tentative Map Permit as described above.

ACTION: DEFERRED TO THE APRIL 4, 2018 PLANNING DIRECTOR'S HEARING

- e. **SP18-002.** Special Use Permit to allow the development of a 562-square foot carport for an existing legal non-conforming single-family residence on a 0.27-gross acre site located in the LI Light Industrial Zoning District on the northeast corner of Madera Avenue and North 12th Street (579 Madera Avenue). Owner: Vinh Ngo and Bao-Thuan T Le, Trustee. Council District: 3. CEQA: Exempt per CEQA Guidelines Section 15303(e) for Accessory Buildings.

PROJECT MANAGER, EDWARD SCHREINER

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit as described above.

ACTION: APPROVED

The Consent Calendar is now closed.

4. PUBLIC HEARING

Generally, the Public Hearing items are considered by the Planning Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes.

- a. [V17-002](#). Sign Variance to allow the installation of new signage approximately 84.72 square feet in excess of the maximum allowable sign area on an approximately 7.3-gross acre site located in the CP Commercial Pedestrian Zoning District at the southeast corner of Saratoga Avenue and Payne Avenue (1322 Saratoga Avenue). Owner: Saratoga Land LLC. Council District 1. CEQA: Exempt per CEQA Guidelines Section 15301(e) for Existing Facilities.

PROJECT MANAGER, TRACY TAM

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Deny a](#) Sign Variance Permit as described above.

ACTION: DEFERRED TO THE APRIL 4, 2018 PLANNING DIRECTOR'S HEARING

5. ADJOURNMENT

Meeting adjourned at 9:08 a.m.